



# WOOD WIND OF WESTFIELD

PLANNED UNIT DEVELOPMENT

Presentation to Westfield Advisory Plan Commission



September 6<sup>th</sup>, 2016



*We build consumer inspired homes  
and communities to make lives better.*



WOOD WIND  
GOLF CLUB



- Founded in 1988
- Westfield's only public golf course
- Civic Partner – fundraisers at the course have raised over \$6,000,000
- Junior Golf Programs
- Evans Scholarship Program

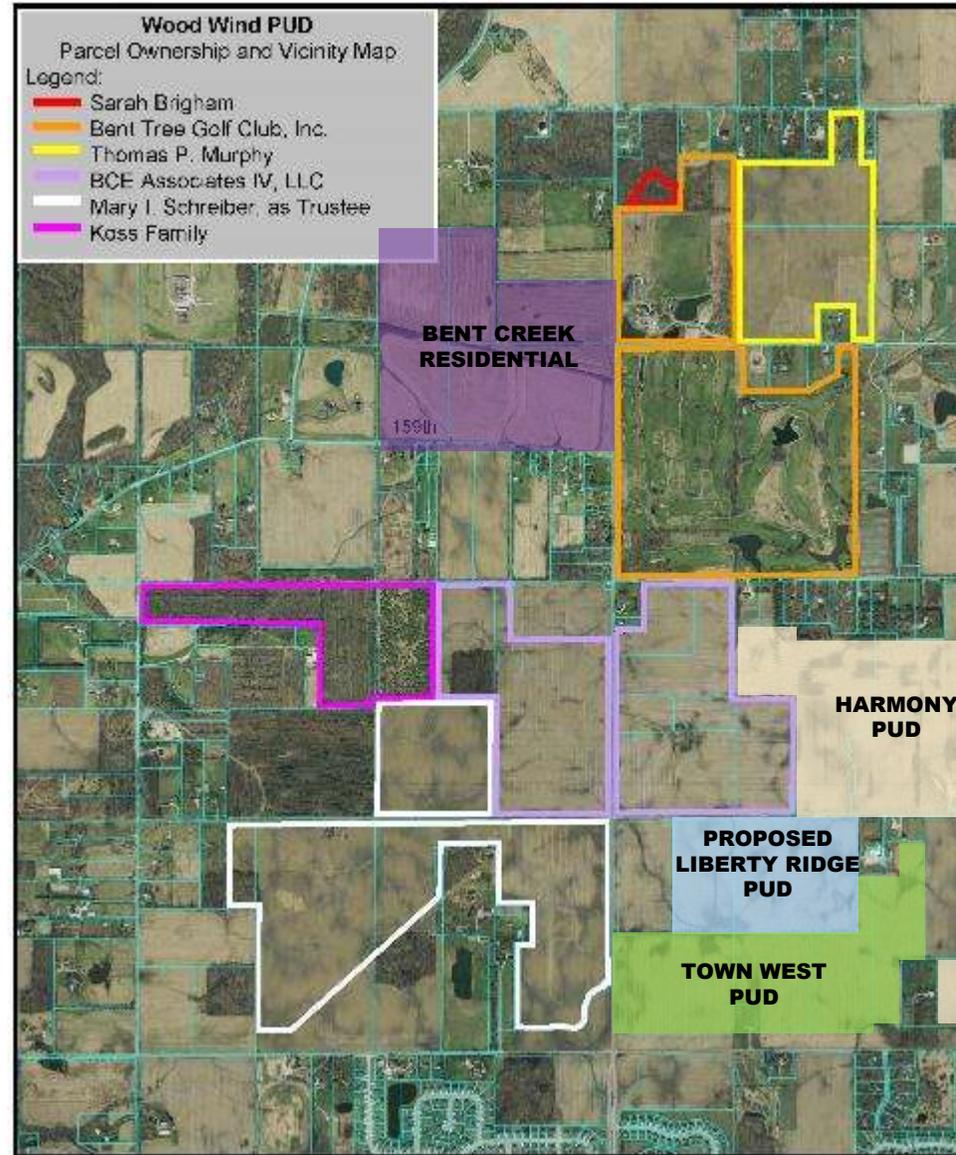
# Wood Wind Community



*Create an innovative, master planned, highly amenitized community with the Wood Wind Golf Course as the centerpiece.*

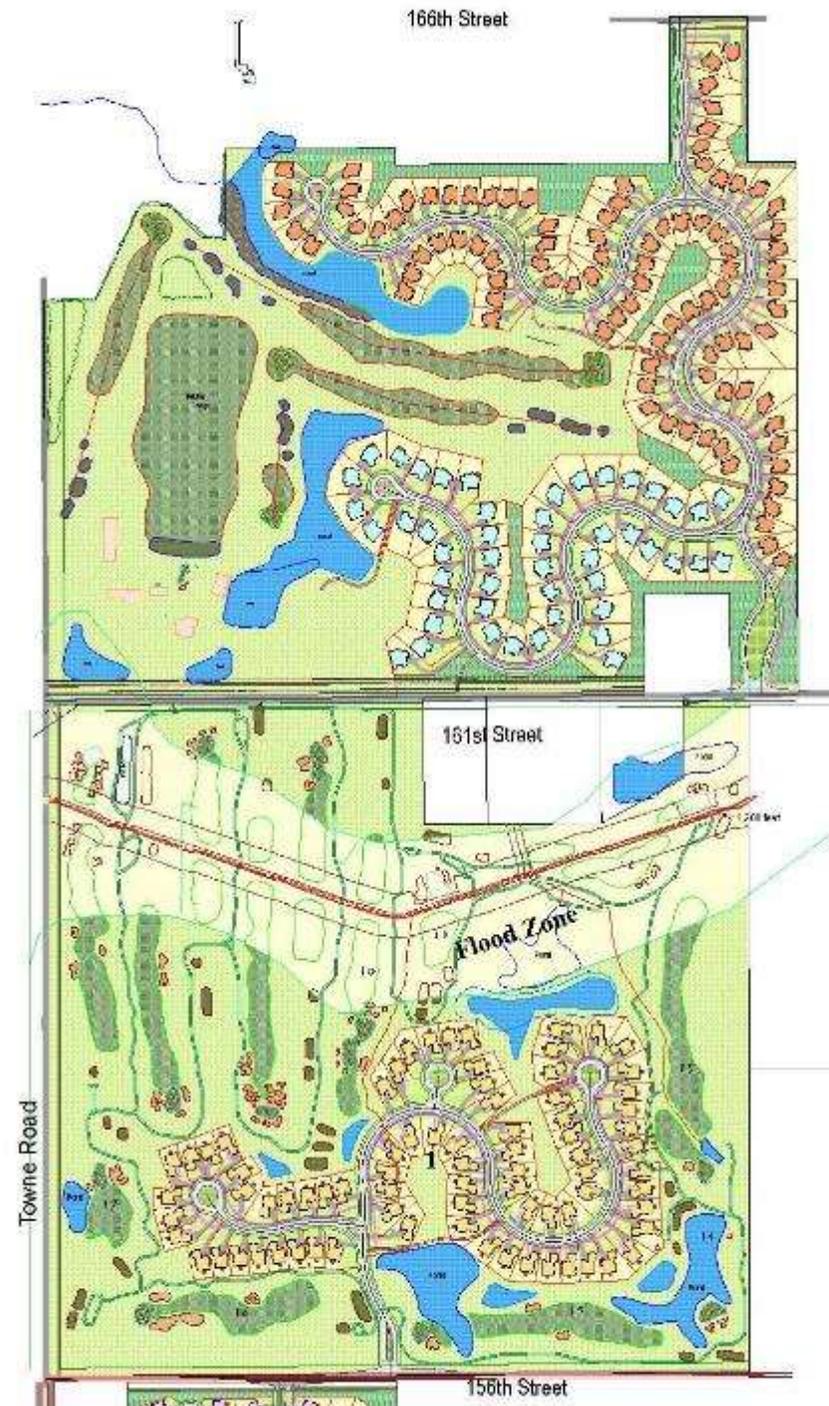


# Wood Wind Parcels



# Golf Course Improvements

Wood Wind of Westfield



# Golf Course Improvements

## Wood Wind of Westfield





# Ten Steps towards sustainable Growth

## Goal #1 Reduced Infrastructure



It's pretty simple

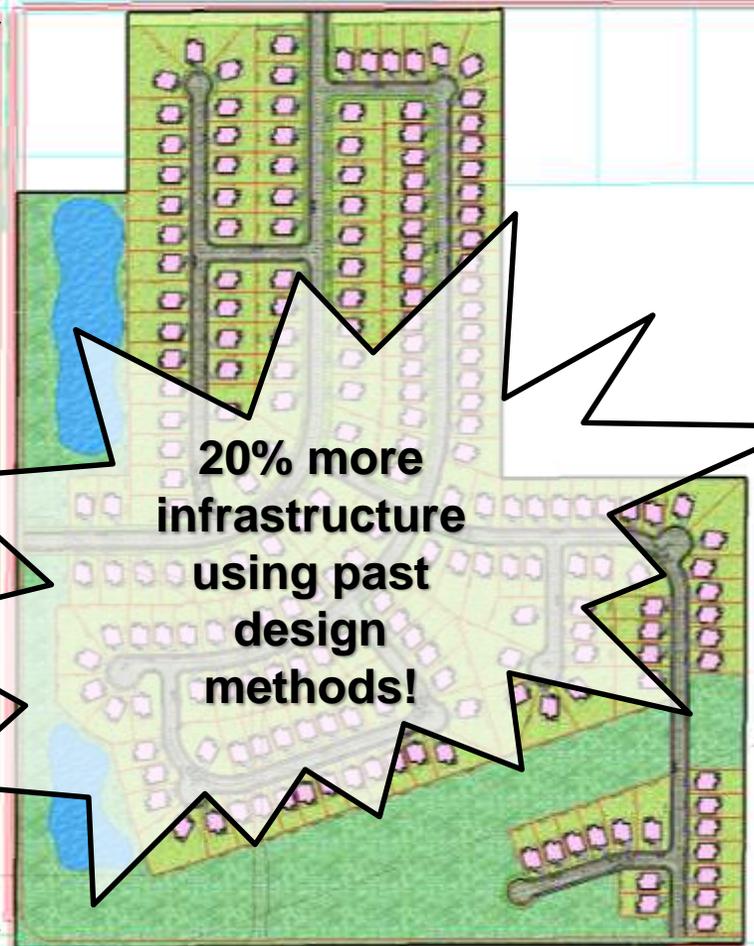
Less street length =

Less infrastructure and  
right-of-way acreage =

Larger average lot size



**ORIGINAL PLAN**  
PROPOSED IN 2014



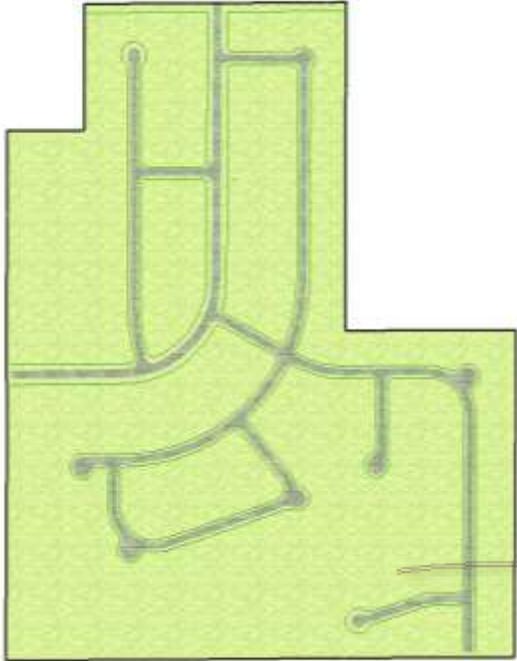
**ORIGINAL PLAN 'Area 3'**  
Computed: 10,759 linear feet street  
204 lots



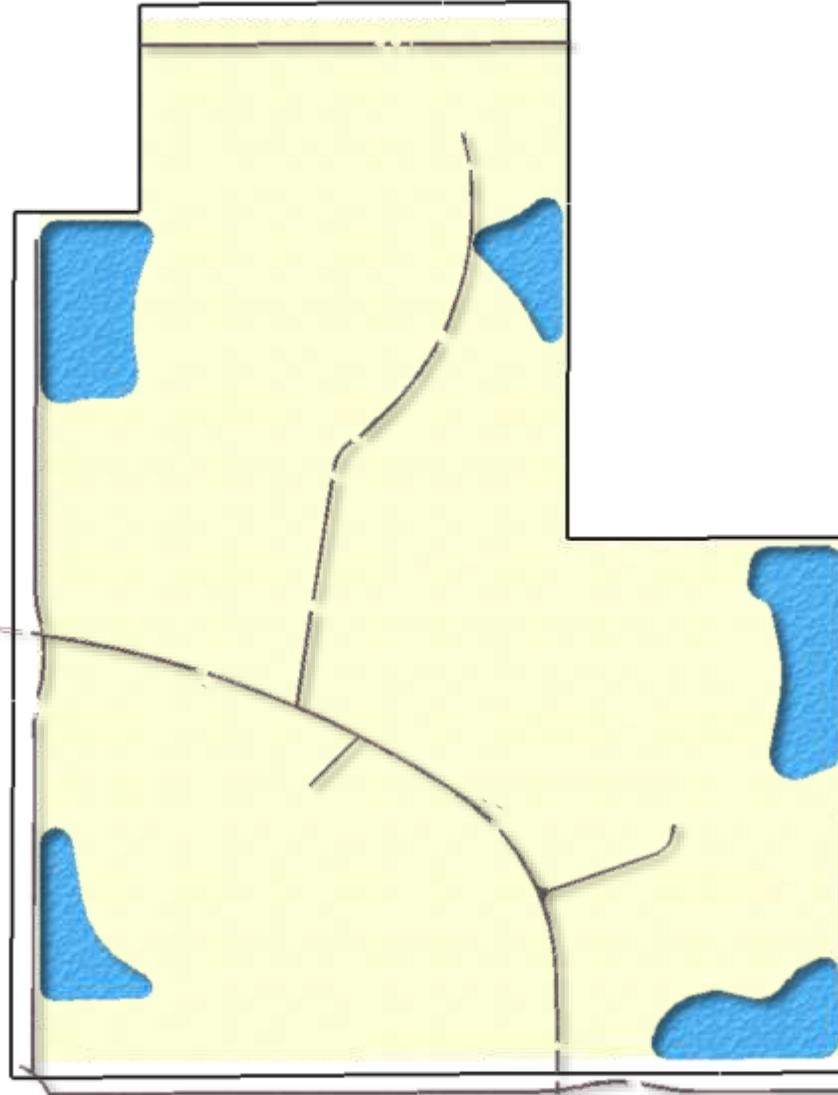
**A Sustainable Approach**  
Computed: 8,766 linear feet street  
207 lots

# Ten Steps towards sustainable Growth

## Step #1 Pedestrian Connectivity: Main Trails



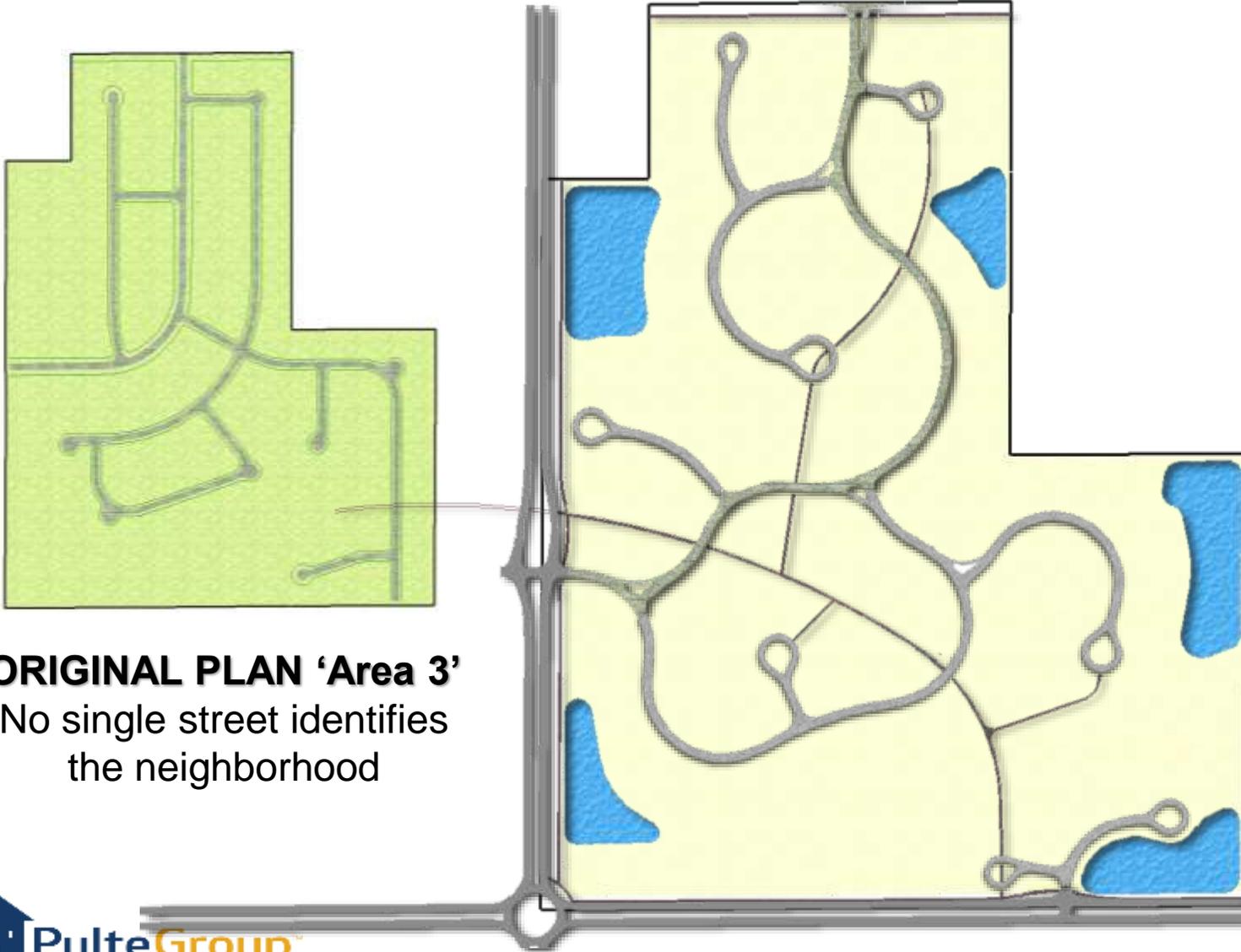
**ORIGINAL PLAN 'Area 3'**  
No dedicated Trail System



After the engineers provided ponding locations, we began the design process with the overall main trail system to assure pedestrian connectivity.

# Ten Steps towards sustainable Growth

## Step #2 Main Street: Create a neighborhood Identity



### **ORIGINAL PLAN 'Area 3'**

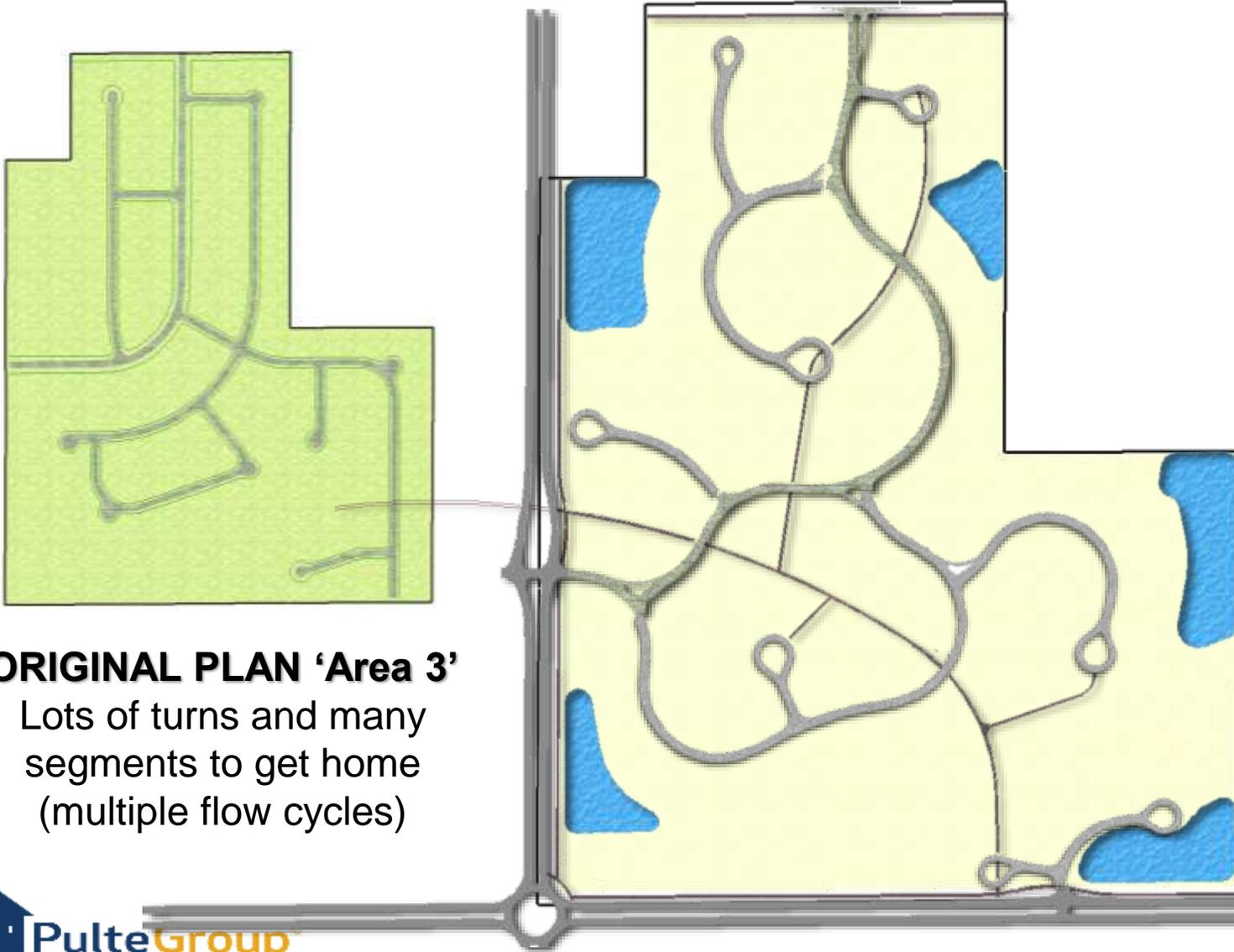
No single street identifies the neighborhood

We then determine which street is the 'Main Street' to create the neighborhood's identity.

Other minor streets feed from this 'Main Neighborhood Street'.

# Ten Steps towards sustainable Growth

## Step #3 Flow: Streets that reduce Time and Energy



### ORIGINAL PLAN 'Area 3'

Lots of turns and many segments to get home (multiple flow cycles)

Normal driving it takes 200' to accelerate to 25MPH, and 200' to stop – this 400' is called a flow cycle.

Distances over 400' reduce both time and energy.

***This neighborhood has excellent flow.***

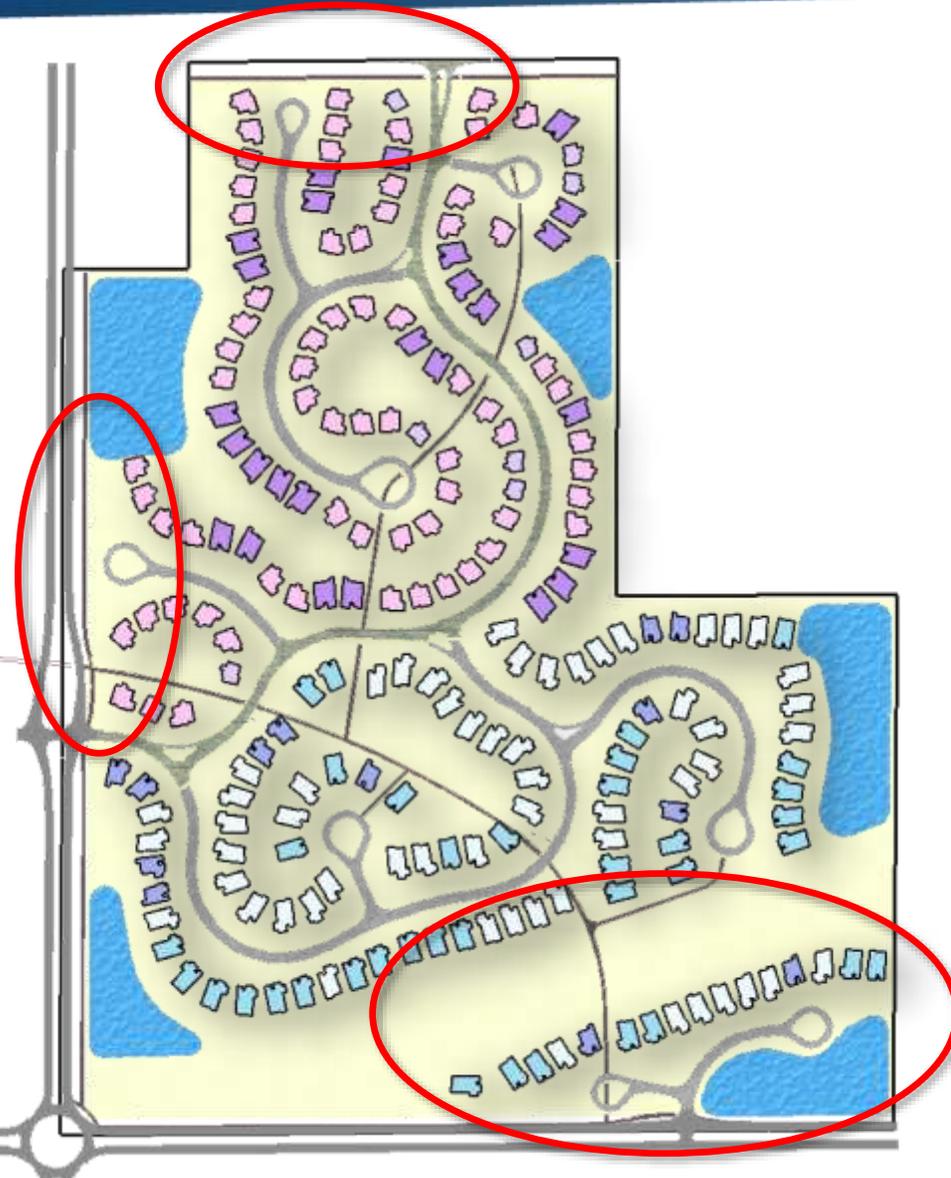
# Ten Steps towards sustainable Growth

Step #4 Increase Space: Meandering setbacks eliminate monotony



## ORIGINAL PLAN 'Area 3'

First Streets, then lots, then setbacks – all the same – then submit!



Carefully place every home to sculpt a park-like streetscape void of monotony. Each home forms a curve separate of the street pattern.

***Showcase home fronts along the perimeter streets where possible!***

# Ten Steps towards sustainable Growth

Step #4 Increase Space: Meandering Walks add 'Scale' & Elegance.



## ORIGINAL PLAN 'Area 3'

Sidewalks monotonously follow streets



The meandering walks invite a stroll over a drive, enhance sense of space through scale and create a unique streetscape that adds sustainable value.

***Where walks extend beyond the right-of-way an easement is created***

# Ten Steps towards sustainable Growth

Step #5 Create Neighborhood Places: Spread Premium Locations.



## ORIGINAL PLAN 'Area 3'

Very few homes are along places that are special



Almost every home is located at a spectacular and unique location.

- *Expansive Rear Yards*
- *Expansive Front Yards*
- *Pond View Lots*
- *Cul-De-Sac Park Lots*

# Ten Steps towards sustainable Growth

Step #6 Form and function first – Lot lines last!



## ORIGINAL PLAN 'Area 3'

Conventional platting – streets then lots – nothing else considered



This new era in design concentrates on efficiency, livability, curb appeal, value, and increased space first – lots come last!

***Isn't about time the industry take the attention to the details needed to create great places to live? We have!***



# Ten Steps towards sustainable Growth

## Step #8 Increase views from within homes



**PRIOR PLAN 'Area 3'**

No increase in space from within the home compared to any other project - anywhere



**EVERY HOME 100' front to front – no side views other than into the neighbors home!**

# Ten Steps towards sustainable Growth

## Step #8 Increase views from within homes



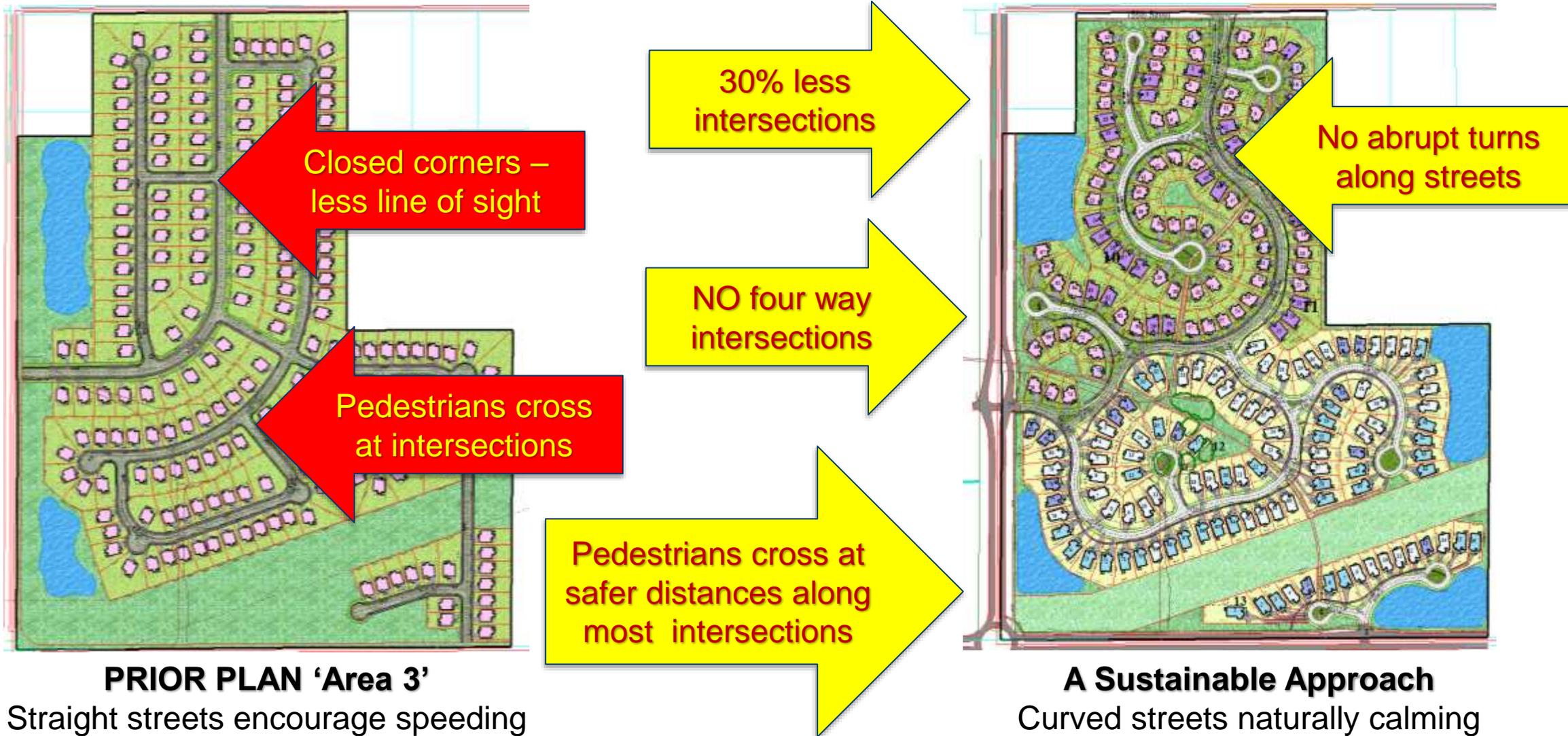
### A Sustainable Approach – more than a park-like streetscape

A significant increase in space enjoyed from within the home looking out the windows



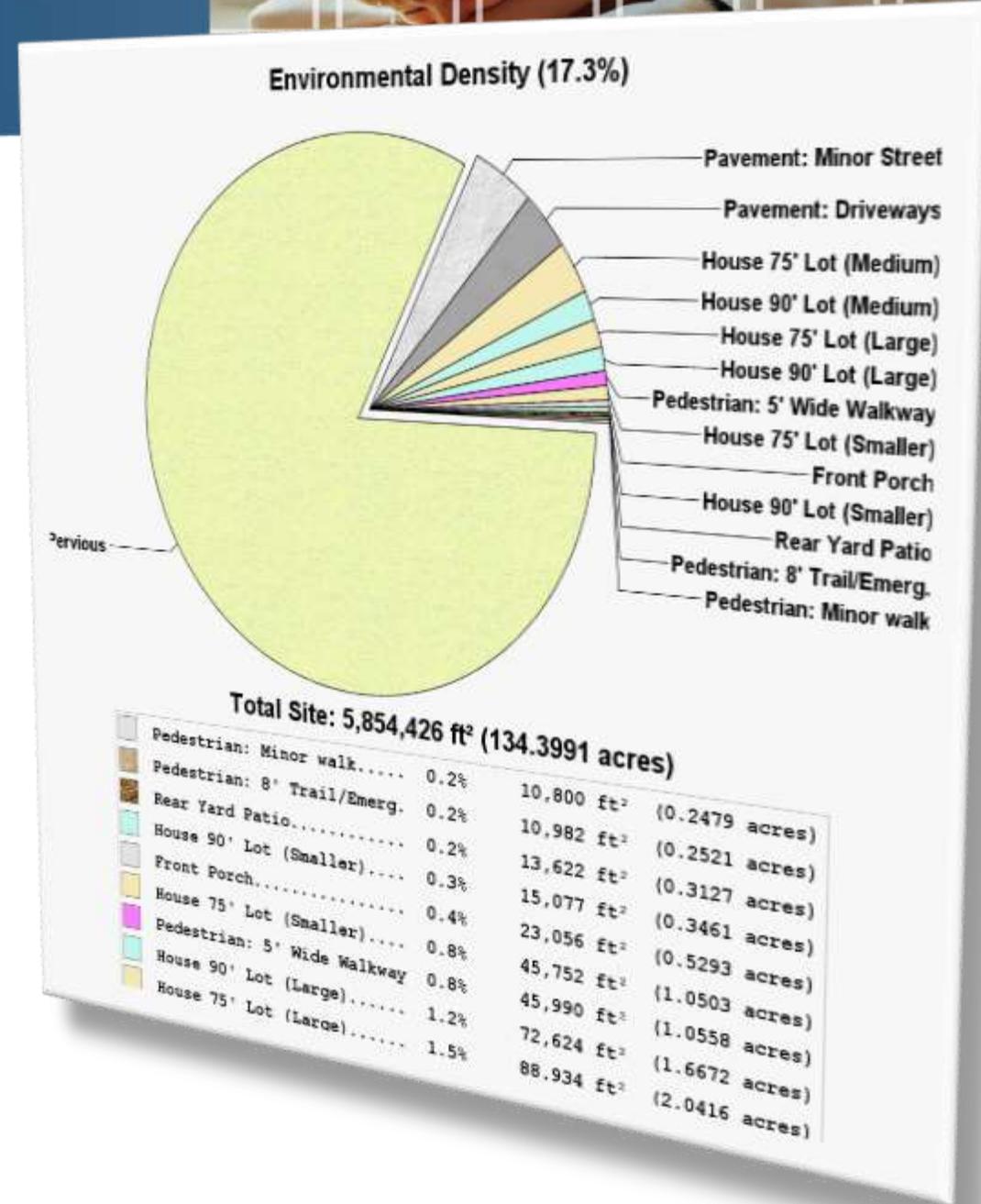
# Ten Steps towards sustainable Growth

Step #9 Elements that significantly increase overall safety



### A New Sustainable Era of Design

Our design consultants: *HR Green and Rick Harrison Site Design Studio* utilize this new technology to increase greenspace and reduce paved space.



# Rural Character

## Wood Wind of Westfield

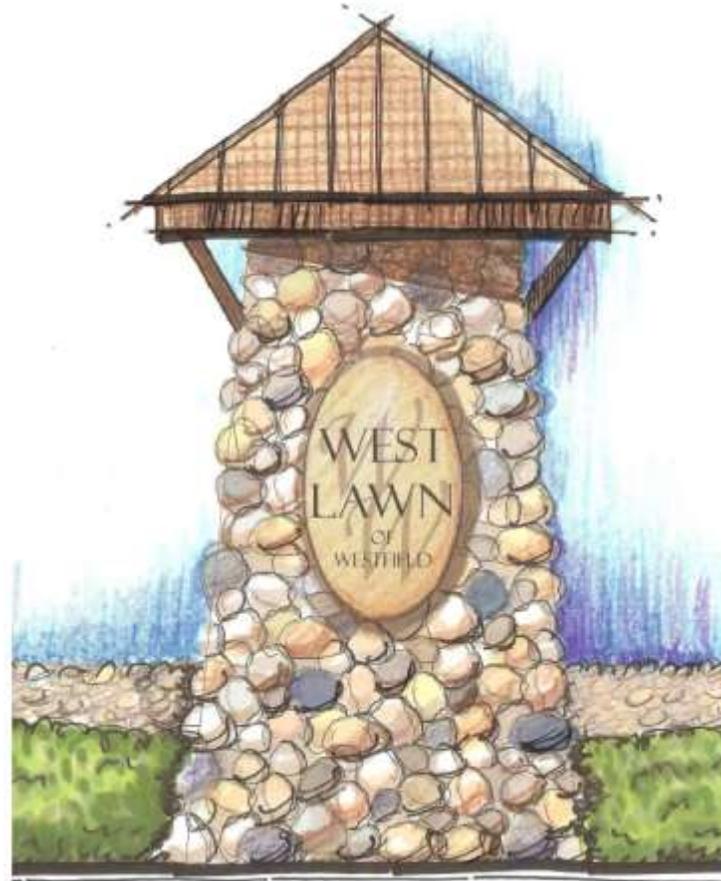
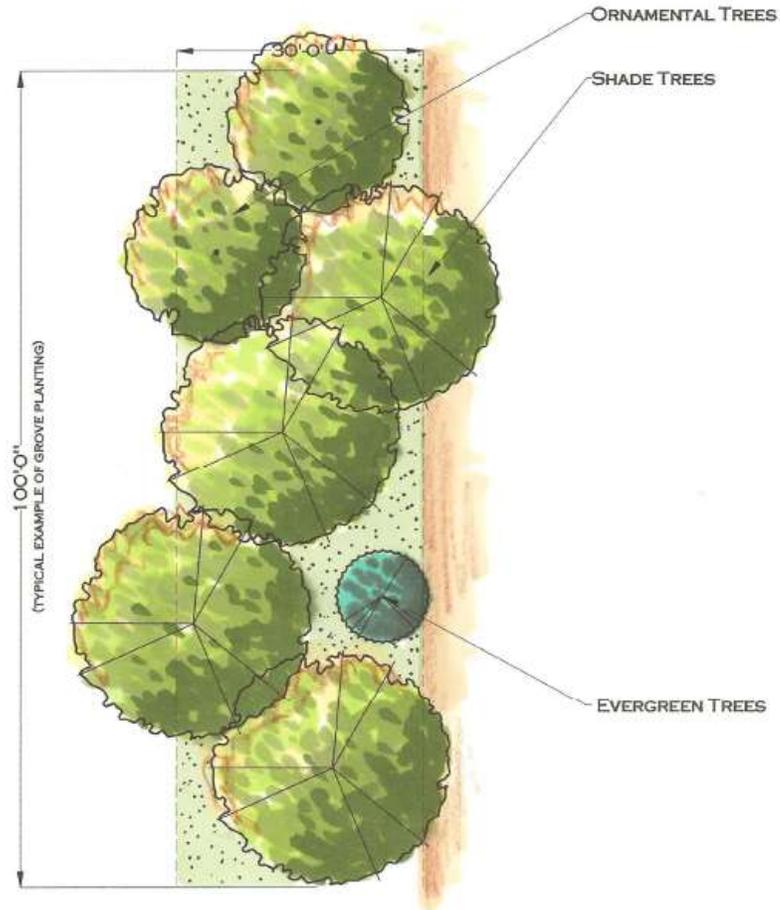


# Rural Character

## Wood Wind of Westfield



### BUFFER B EXAMPLE

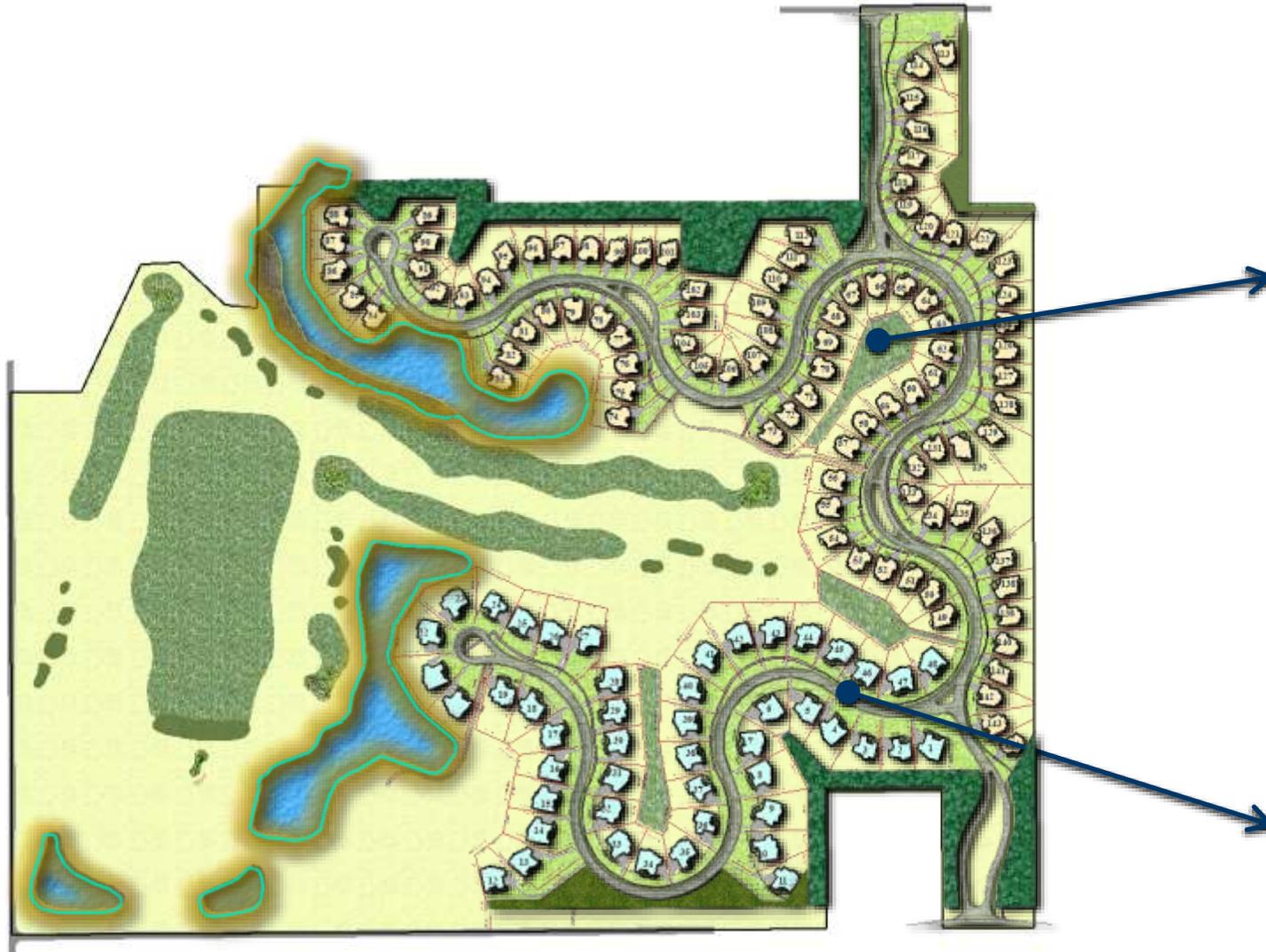


### ENTRANCE EXAMPLE



# North of 161st

## Wood Wind of Westfield



Conventional Lot:  $75 \times 130 = 9,750$  sq.ft.  
**Our Lot Average = 13,075 sq.ft.**  
**= 25% larger!**



Conventional Lot:  $90 \times 130 = 11,700$  Sq.Ft.  
**Our Lot Average = 16,634 sq.ft.**  
**= 30% larger!**

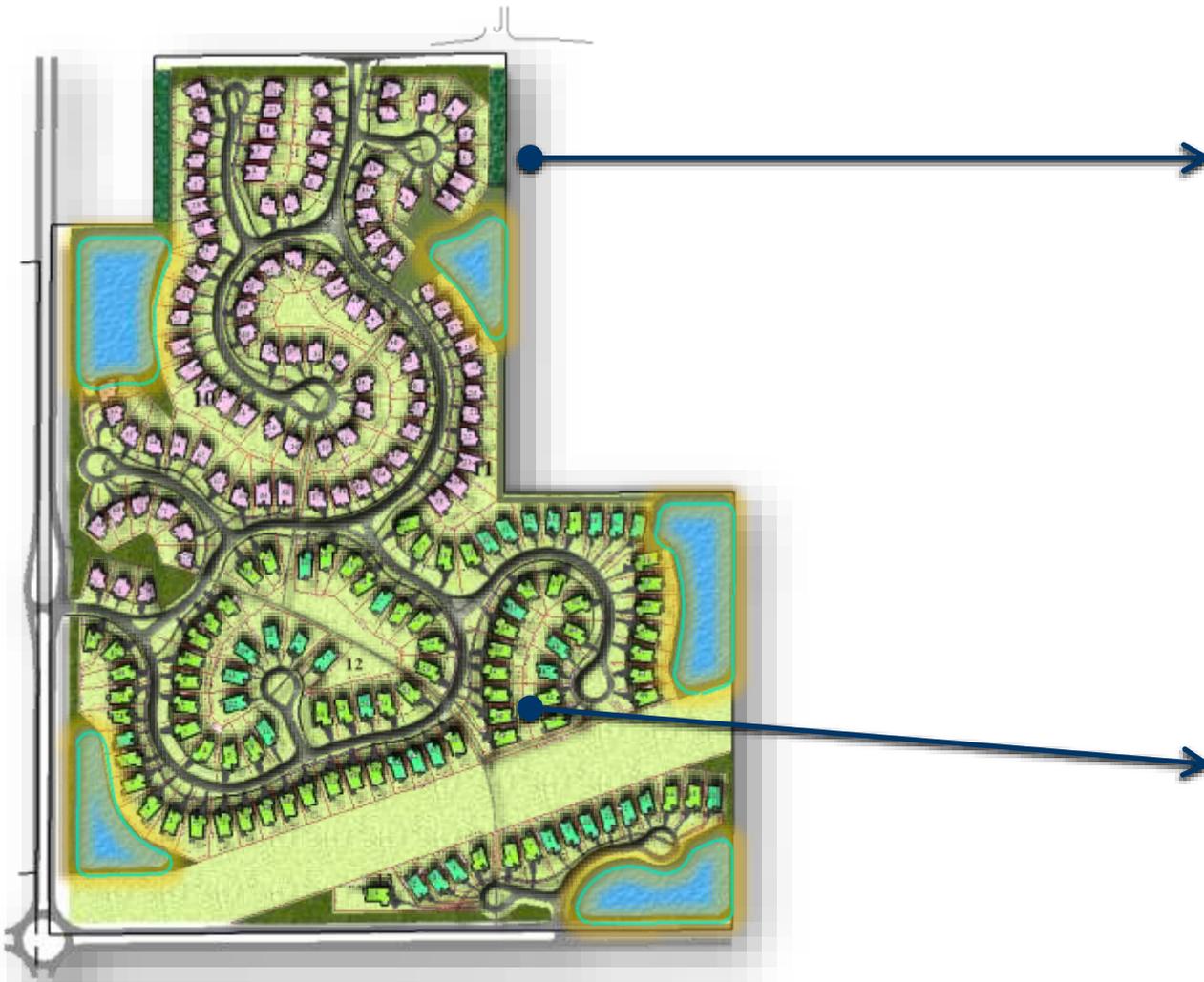
# 156<sup>th</sup> to 161<sup>st</sup> Wood Wind of Westfield



Conventional Lot:  $73 \times 130 = 9,490$  sq.ft.  
**Our Lot Average = 13,113 sq.ft.**  
**= 28% larger!**

# 151<sup>st</sup> to 156<sup>th</sup> East of Towne Road

Wood Wind of Westfield



Conventional Lot:  $63 \times 125 = 7,875$  sq.ft.  
**Our Lot Average = 10,833 sq.ft.**  
**= 27% larger!**



Conventional Lot:  $60 \times 125 = 7,500$  sq.ft.  
**Our Lot Average = 11,244 sq.ft.**  
**= 33% larger!**

# North 151<sup>st</sup> Street /West of Towne

Wood Wind of Westfield



# North 151<sup>st</sup> Street /West of Towne

Wood Wind of Westfield



Conventional Lot: 63/73x125 = 8,500 sq.ft.  
**Our Lot Average = 12,237 sq.ft.**  
**= 31% larger!**



Conventional Lot: 74x125 = 19,250 sq.ft.  
**Our Lot Average = 12,240 sq.ft.**  
**= 24% larger!**



Conventional Lot: 90x130 = 11,700 sq.ft.  
**Our Lot Average = 16,545 sq.ft.**  
**= 29% larger!**



Conventional Lot: 75x130 = 9,750 sq.ft.  
**Our Lot Average = 12,578 sq.ft.**  
**= 32% larger!**

# South 151<sup>st</sup>/West of Towne

Wood Wind of Westfield



Conventional Lot:  $75 \times 130 = 9,750$  sq.ft.  
**Our Lot Average = 13,100 sq.ft.**  
**= 26% larger!**



Conventional Lot:  $63 \times 125 = 7,875$  sq.ft.  
**Our Lot Average = 11,102 sq.ft.**  
**= 29% larger!**



Conventional Lot:  $63/73 \times 125 = 8,500$  sq.ft.  
**Our Lot Average = 12,332 sq.ft.**  
**= 31% larger!**

# Rural Character

## Wood Wind of Westfield



# Wood Wind Community

## Overall Context Map



# Housing Opportunities

Wood Wind of Westfield



A diverse range of home styles, using innovative architecture and design features to create a multi generational community.



# Wood Wind Community



*Create an innovative, master planned, highly amenitized community with the Wood Wind Golf Course as the centerpiece.*





### IC 36-7-4-504

#### **Comprehensive plan; consideration of policy and pattern**

The City Council and Plan Commission shall **give consideration** to the general policy and pattern of development set out in the comprehensive plan.

### IC 36-7-4-603

#### **Zoning ordinance; preparation and consideration of proposals**

The City Council and Plan Commission shall pay **reasonable regard** to the comprehensive plan.

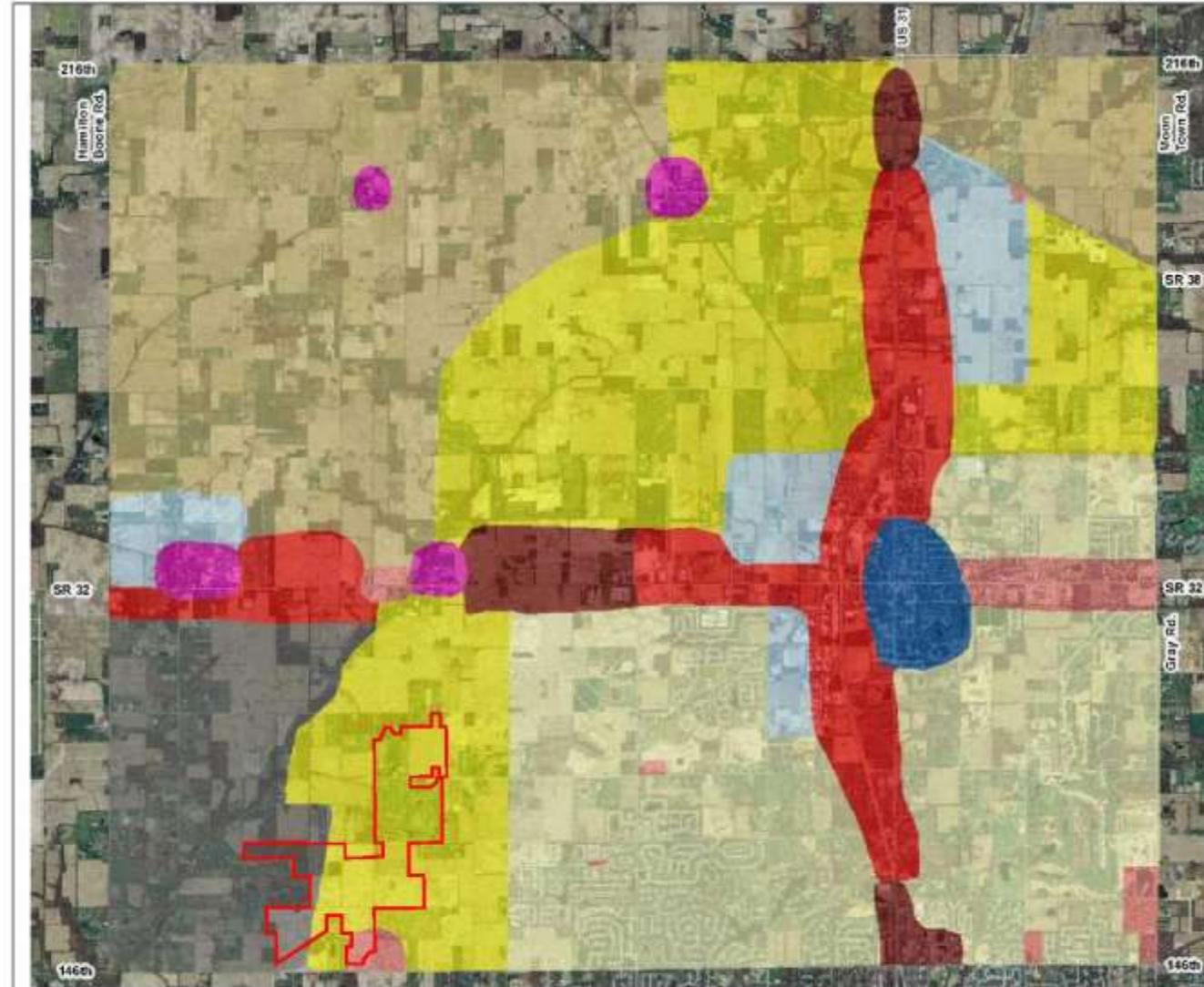
- The Comprehensive Plan is not a part of the Westfield Unified Development Ordinance, and is only one of many factors that the City Council and Plan Commission should consider.
- No development is required or able to meet every one of the recommendations and policies of the Comprehensive Plan.

# Comprehensive Plan

## Westfield



- Majority of the Wood Wind PUD is within the “New Suburban” Area.
- Small portion in “Existing Rural Southwest”
- We have developed the PUD based primarily upon the policies and recommendations for the “New Suburban” Area based on proximity of the small portion in the “Existing Rural Southwest” Area to 146<sup>th</sup> Street and majority of the area being in the “New Suburban” Area.



### Westfield - Washington Land Use Concept Map

#### Legend

- Suburban Residential
- New Suburban
- Existing Rural Southwest
- Rural Northwest and Northeast
- Business Park
- Local Commercial
- Employment Corridor
- Regional Commercial
- Villages
- Downtown



Community Development Department

1 inch equals 0.75 miles

DISCLAIMER: The City of Westfield, Washington, has prepared this map to assist in the planning process and does not constitute a public warranty. The City is not responsible for any errors or omissions in this map and does not guarantee the accuracy of any information shown. The City of Westfield, Washington, is not responsible for any errors or omissions in this map and does not guarantee the accuracy of any information shown. The City of Westfield, Washington, is not responsible for any errors or omissions in this map and does not guarantee the accuracy of any information shown.

Approximate Boundaries:

— Wood Wind PUD

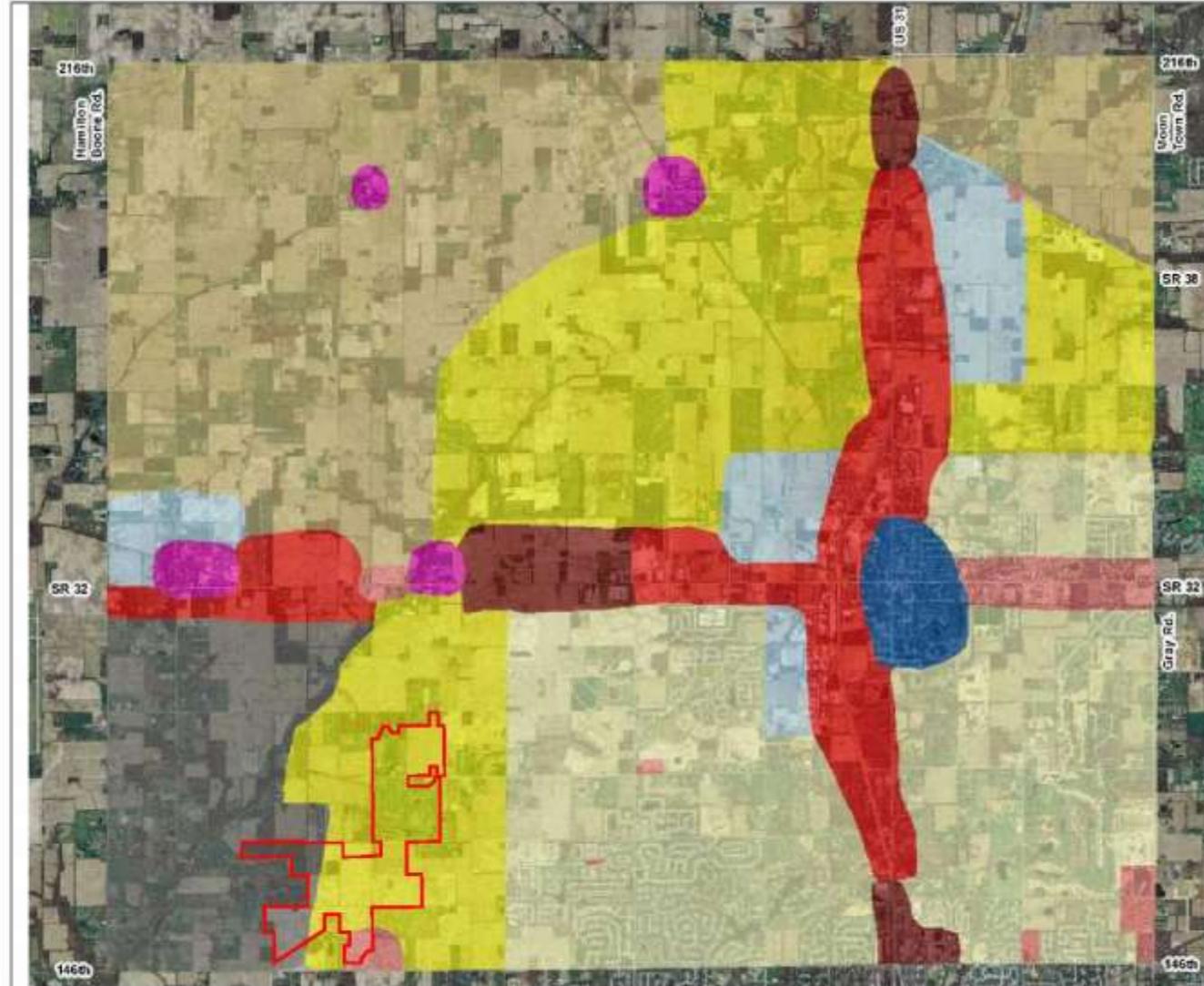
# Comprehensive Plan

## Westfield



“New Suburban” Background Statements include:

1. Page 38: “...depicts the **future residential growth** of the community.”
2. Page 40: “...expected that over time, the few remaining large agricultural tracts will be **converted to residential development**.”



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Community Development Department  
1 inch equals 0.75 miles

Approximate Boundaries:  
— Wood Wind PUD





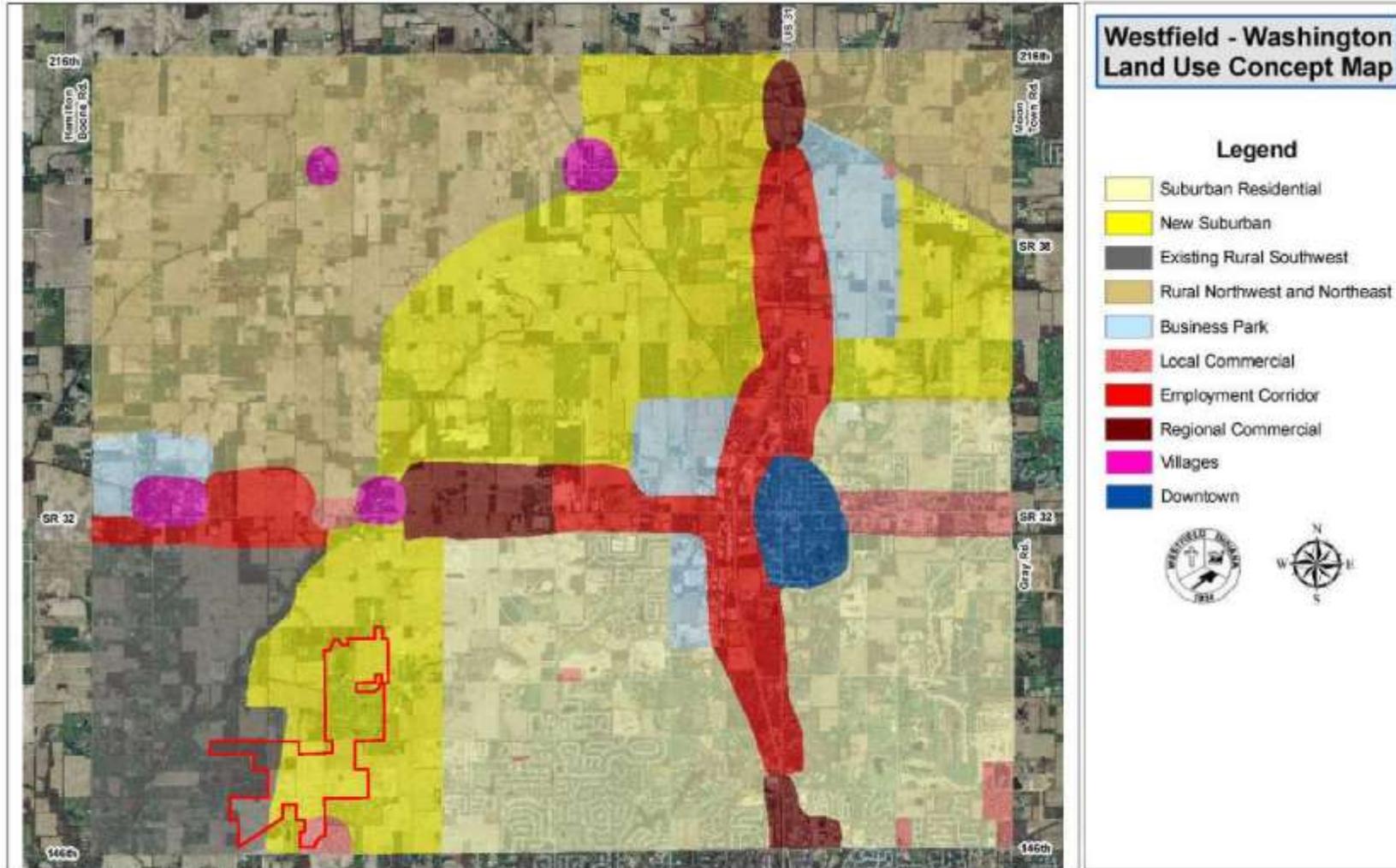
### “New Suburban” Development Policies (pages 41 – 43):

The Comprehensive Plan identifies 21 Development Policies.

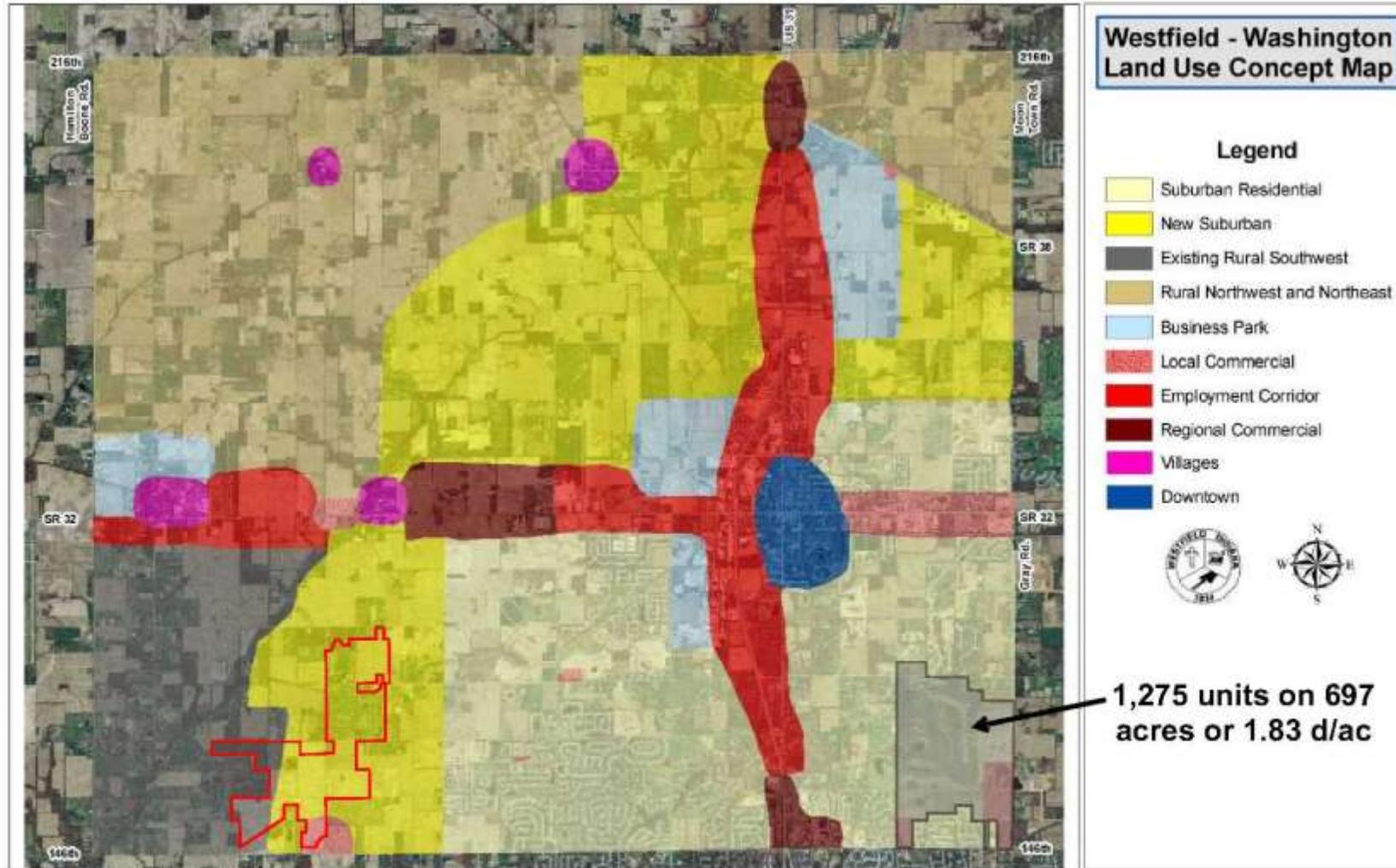
We are providing responses to each Development Policy, that can be summarized as follows:

- 1. Diversity:** Five different communities that will provide a wide range of housing types and price points to serve different family sizes and life situations.
- 2. Connectivity:** Trailways and pathways provide recreational opportunities and save access to adjacent neighborhoods, development amenities, regional paths and the golf course.
- 3. Buffering and Transitions:** Street Frontage Landscaping, Exterior Buffer Yards and Common Area treatments provide appropriate buffering to adjacent areas.
- 4. Flexible and Creative Design:** The curvilinear design is a departure from traditional neighborhood design, creates a wide range of lot sizes with varying setbacks, is environmentally friendly and provides more efficient vehicular and pedestrian travelways.
- 5. Preservation:** There are no natural limitations on development, and Wood Wind Golf Course and its structures will be preserved and enhanced.

# Comparable Westfield PUDs

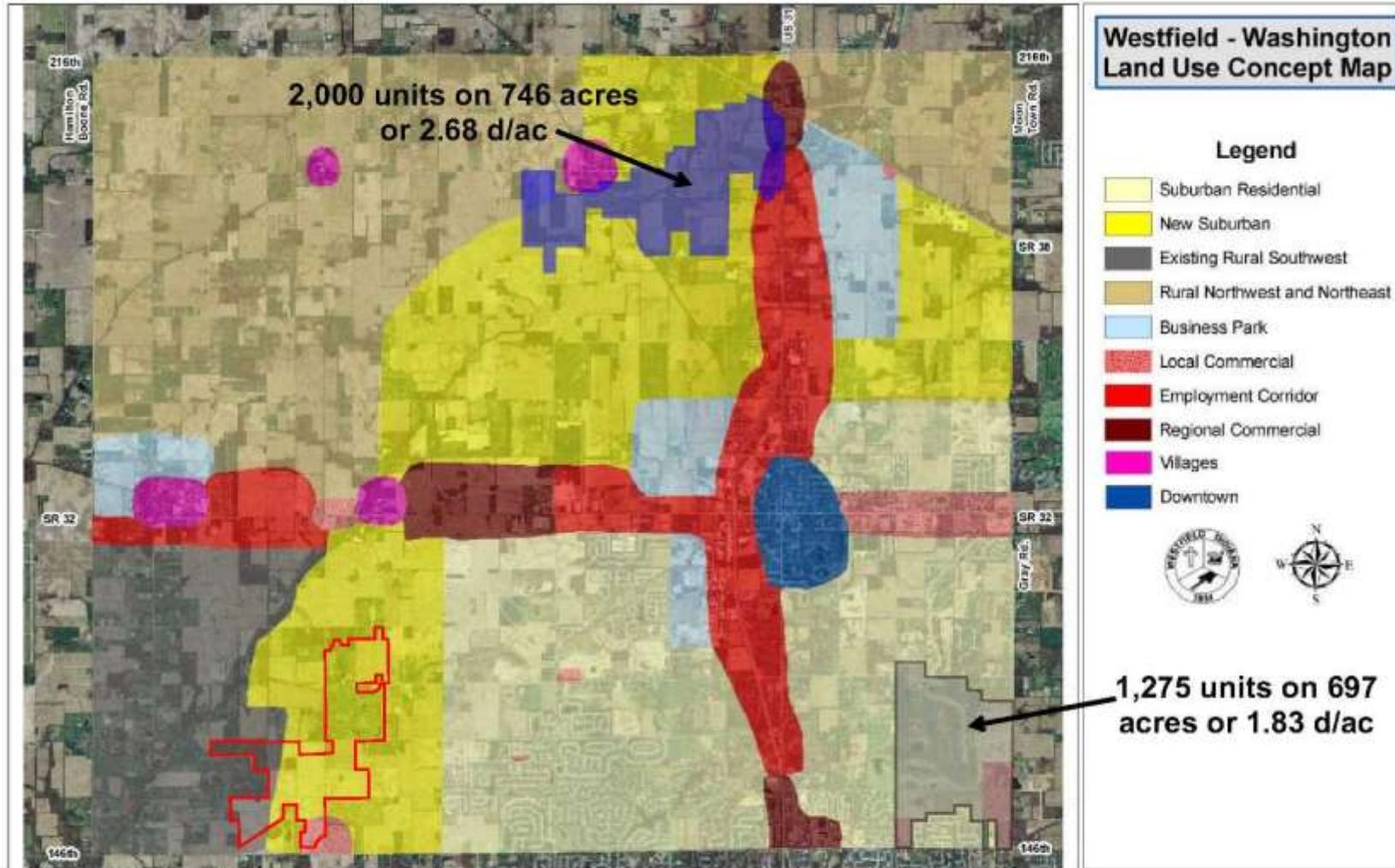


# Comparable Westfield PUDs

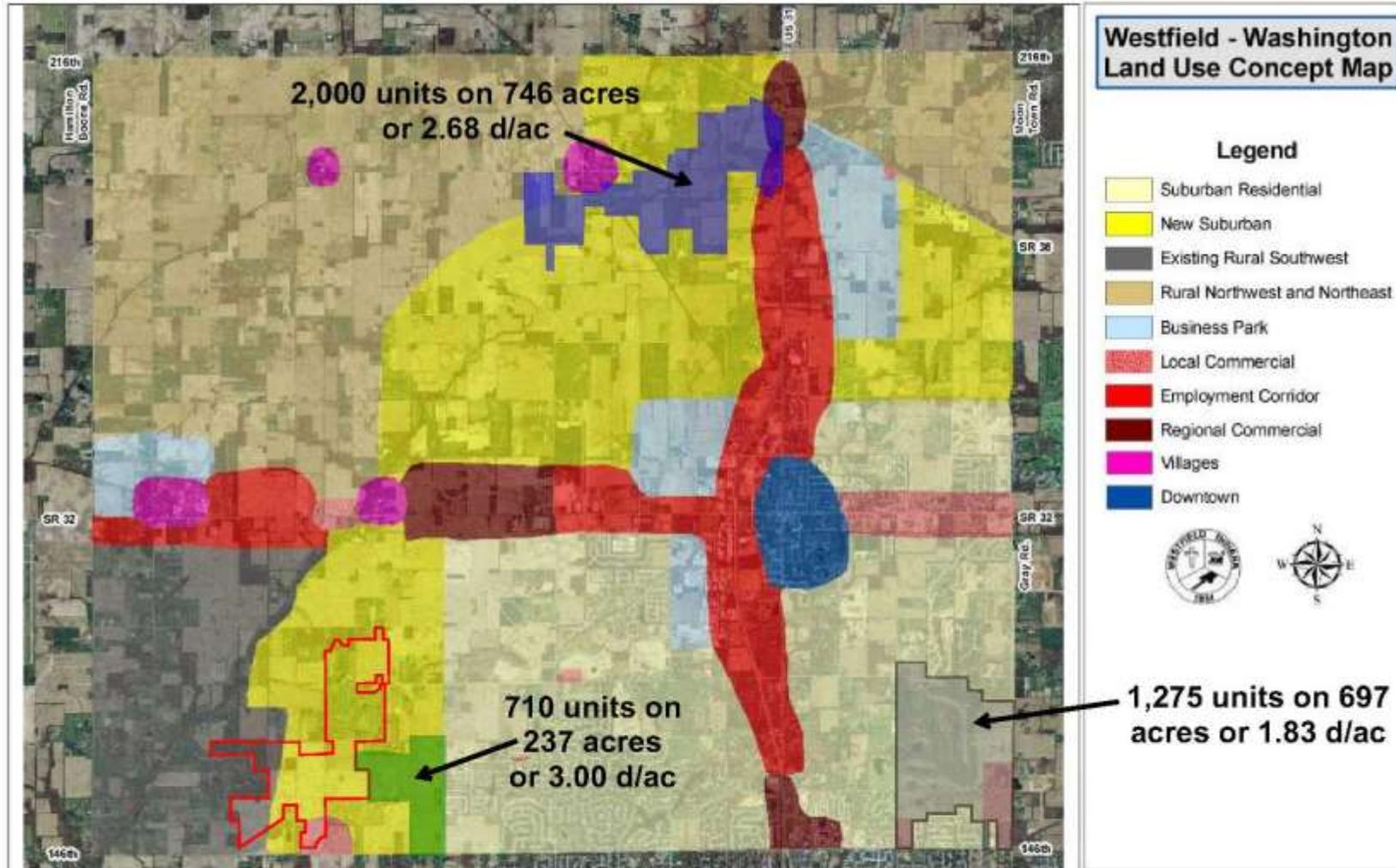


Approximate Boundaries:  
— Wood Wind PUD  
— Bridgewater PUD

# Comparable Westfield PUDs



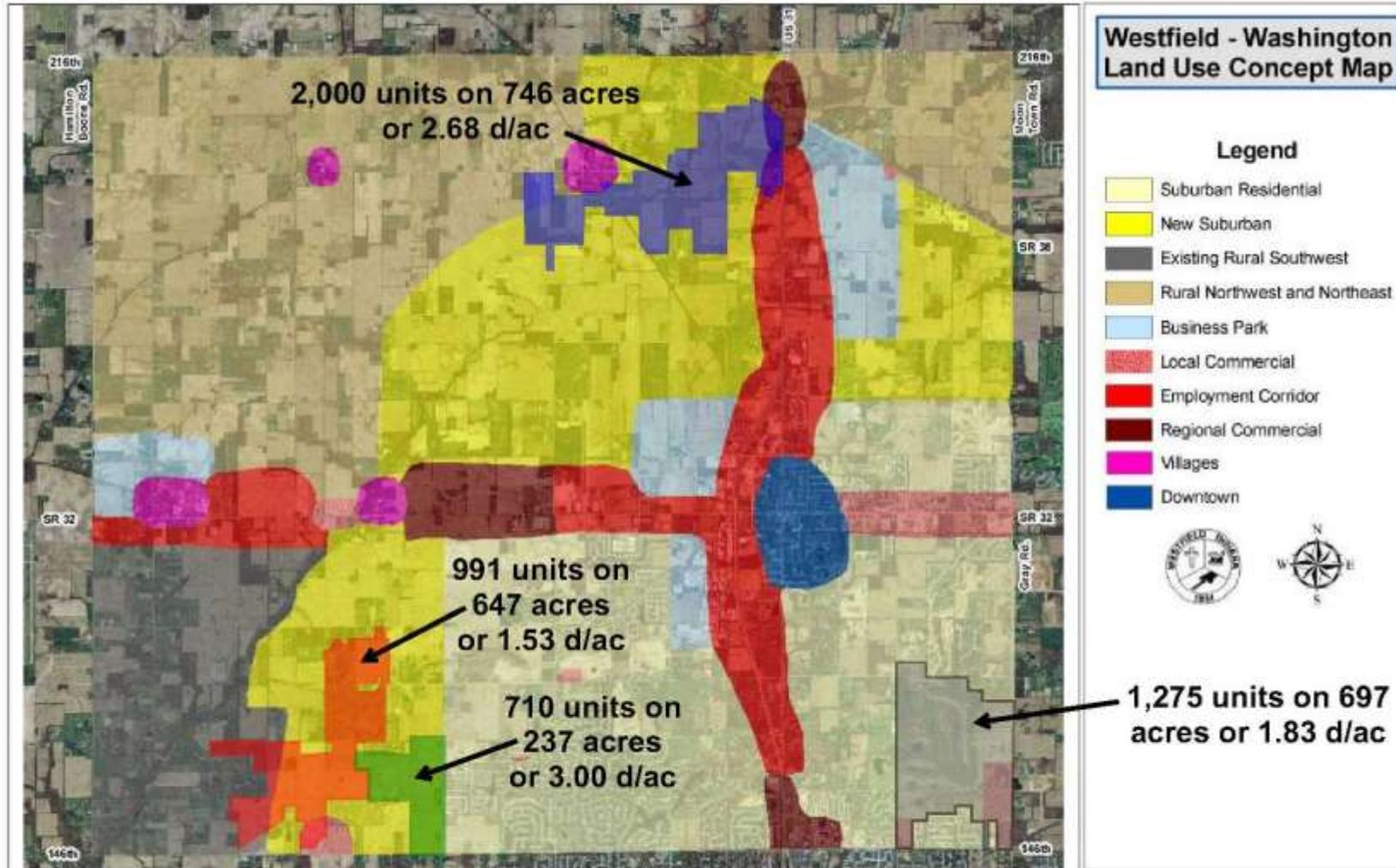
# Comparable Westfield PUDs



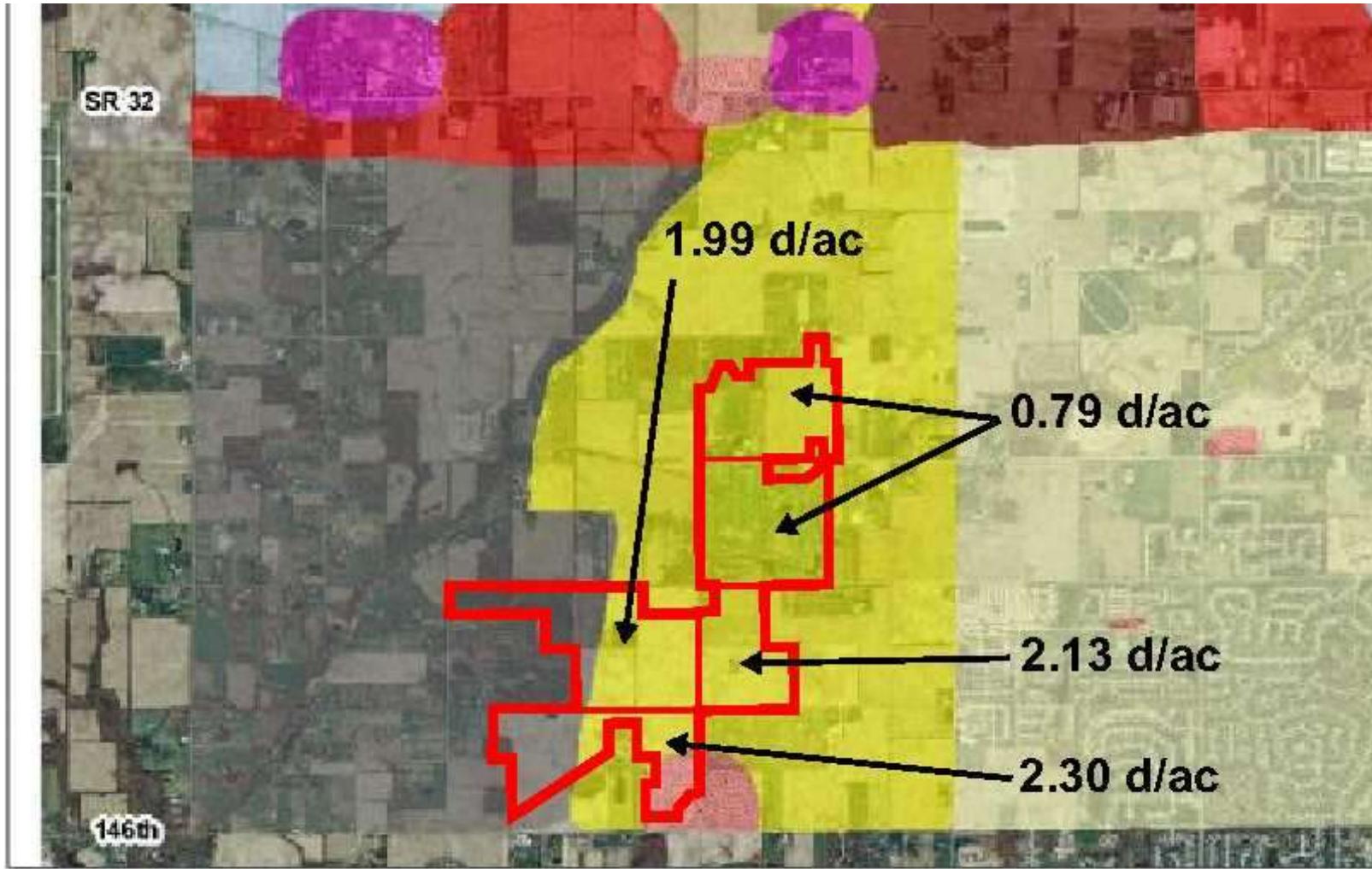
Approximate Boundaries:

- Wood Wind PUD
- Bridgewater PUD
- Chatham Hills PUD
- Harmony PUD

# Comparable Westfield PUDs



# Comparable Westfield PUDs



Approximate Boundaries:

 Wood Wind PUD



**Modifications and amendments to the PUD are contemplated and anticipated. These may include:**

- 1. Increasing the widths of buffer yards and modifying the types of plantings.**
- 2. Provide more detail regarding the commercial and multi-family areas.**
- 3. Adding smaller parks or open spaces in the individual communities.**
- 4. Pulte has commissioned a Traffic Impact Study to identify and address traffic concerns related to the Wood Wind PUD.**



## In Summary:

- 1. The Westfield Comprehensive Plan contemplates and supports residential growth within the New Suburban Area to provide a variety of housing types to serve different family sizes and life situations from entry level to retirement.**



## In Summary:

- 2. The total acreage, number of lots and density of the Wood Wind PUD is less than the total acreage, number of lots and density of the other two private golf course developments located in the Existing and New Suburban Areas.**



## In Summary:

- 3. Traffic Impact Fees paid by the Developer will fund required traffic improvements.**



## In Summary:

- 4. The Wood Wind PUD is consistent with the goals and recommendations of the Westfield Comprehensive Plan and implements the Development Policies specified in the Westfield Comprehensive Plan for all New Suburban Areas.**



## In Summary:

- 5. The Wood Wind PUD provides the Wood Wind Golf Course with the ability to remain open as Westfield's only public golf course and requires the existing golf course to remain as a golf course or open space.**



**We look forward to continuing our work with the Mayor, members of the City Council and Plan Commission, the Planning Staff and neighbors to address their concerns.**

**Thank you for your consideration.**



# WOOD WIND OF WESTFIELD

PLANNED UNIT DEVELOPMENT

Presentation to Westfield Advisory Plan Commission



September 6<sup>th</sup>, 2016

# Comprehensive Plan

## Westfield



### “New Suburban” Development Policies (pages 41 – 43):

1. Ensure that new development occurs in a way that it is contiguous with existing development.
  - *New residential developments in the New Suburban Area are generally occurring north of 146<sup>th</sup> Street and west of Ditch Road. The Wood Wind PUD generally continues this progression pattern, but is strategically located near the Wood Wind Golf Course.*
2. Require all development to have public sewer and water, paved streets, curbs, gutters, and sidewalks.
  - *The Wood Wind PUD will incorporate all of these items.*
3. Design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided.
  - *The use of the curvilinear subdivision design limits the orientation of rear facades away from exterior frontage streets, and a more rural landscaping buffer is proposed.*
4. Prevent monotony of design and color. Recognize that quality in design applies not just to individual homes, but to the collective impact of an entire development. For example, many homes that might be “high quality” may not achieve a high-quality development if they are all the same and are not part of a sensitive and quality overall design.
  - *The PUD contains provisions for streetscape diversity, entrance design and diversity in plans, elevations, and color packages.*

# Comprehensive Plan

## Westfield



### “New Suburban” Development Policies (pages 41 – 43):

5. Encourage a diverse range of home styles in individual subdivisions, using innovative architecture of a character appropriate to Westfield.
  - *Five (5) different communities are located within the Wood Wind PUD; and each community will have different types and styles of housing opportunities to serve different family sizes and life situations.*
6. Encourage compatible and high quality “life span” housing in furtherance of the overall policy of this plan.
  - *The wide range of housing styles, sizes and pricing will provide housing opportunities for a wide variety of buyers and allow residents to live their entire “life span” in the Wood Wind PUD.*
7. Emphasize connectivity between subdivisions, and avoid creating isolated islands of development.
  - *The Wood Wind PUD includes connectivity to all areas and surrounding developments through an extensive network of interconnected walkways, pathways and roadways.*
8. Ensure proper land use transitions between dissimilar types of residential development.
  - *The Wood Wind PUD provides for different types of buffers with differing widths and plantings to transition between the five (5) residential areas and adjoining properties with lesser residential development.*

# Comprehensive Plan

## Westfield



### “New Suburban” Development Policies (pages 41 – 43):

9. Ensure appropriate transitions from businesses located along US 31, SR 32, and SR 38 and from adjoining large subdivisions.
  - *The PUD area is not in the vicinity of US 31, SR 32 or SR 38, but does incorporate a multi-family area to serve as a buffer between the retail area and adjacent residential subdivisions. The PUD provisions also provide for buffer yards between the proposed residential areas and existing residential areas.*
10. Use open space, parks, and less-intensive land uses as buffers in appropriate circumstances.
  - *The curvilinear design incorporates ponds and yards with varying depths as buffers. The redesigned Wood Wind Golf Course also serves as a significant open space and buffer to adjacent residential development in specific areas.*
11. Preserve existing older structures when possible.
  - *The existing Club House and related buildings of the Golf Course will be preserved and renovated. There are no other significant structures to preserve.*
12. Permit new development only where the transportation network is sufficient for the added traffic volumes. Based upon traffic studies, developers should make appropriate improvements to mitigate traffic impacts resulting from the new development.
  - *The Developer will pay approximately Three Million Dollars (\$3,000,000.00) in Traffic Impact Fees; and the Developer is performing a Traffic Impact Study to confirm that the Traffic Impact Fees will fund any required traffic related improvements.*

# Comprehensive Plan

Westfield



## “New Suburban” Development Policies (pages 41 – 43):

13. Promote flexible design that maximizes open space preservation by regulating density rather than lot size. This approach permits a wide range of lot dimensions (area, frontage, setbacks, etc.) and a variety of housing types (detached, semi-detached, attached) to serve multiple markets (traditional families, single-parent households, empty-nesters, etc.).
  - *The curvilinear design creates a wide range of lot sizes with varying setbacks; and the five different residential areas provide for a variety of housing types designed to serve multiple markets.*
14. Encourage quality and useable open space through incentives (density bonuses) based upon density rather than minimum lot sizes and widths.
  - *The PUD incorporates the preservation of the Wood Wind Golf Course and the development of an extensive network of amenities, walkways, pathways and trails as useable open space.*
15. Encourage development of bicycle and pedestrian facilities (sidewalks, trails, paths or any combination thereof designed to accommodate pedestrians) in new development. These facilities should be designed to improve connectivity. In particular, promote connections to new regional trails such as the Monon and Midland Trace Trails.
  - *The PUD provides for an extensive network of walkways, pathways and trails for use by pedestrians and bicyclists to provide connectivity among its amenities, different neighborhoods and surrounding areas.*

# Comprehensive Plan

## Westfield



### “New Suburban” Development Policies (pages 41 – 43):

16. Land that is characterized by steep slopes or other natural limitations on development should be left natural or developed at rural, rather than suburban densities.
  - *There are no natural limitations on development in the PUD area.*
17. Promote innovative development, such as Conservation Subdivisions and traditional neighborhood design.
  - *The curvilinear design of the development centered around the preservation and enhancement of the Wood Wind Golf Course and related facilities represents a creative and innovative approach to securing the stability of Westfield's only public golf course and developing life-span housing in the New Suburban Residential Areas as contemplated by the Comprehensive Plan.*
18. Require appropriate transitions and buffers between neighborhoods, particularly those of differing character or density. At interfaces between large lot residential property and new suburban development, baseline buffering requirements should be used to preserve the rural environment of those larger parcels (preferably through the use of reforestation to achieve natural conditions).
  - *The Buffer Yard requirements of the PUD adapt a more rural feel and approach to buffering between neighborhoods and adjoiners with differing densities.*

# Comprehensive Plan

## Westfield



### “New Suburban” Development Policies (pages 41 – 43):

19. Locate roadways and house lots so as to respect natural features and to maximize exposure of lots to open space (directly abutting or across the street). “Single-loaded” streets (with homes on one side only) can be used to maximize open space visibility, thus increasing real estate values and sales, while costing no more than streets in conventional subdivisions (due to savings from narrower lot frontages).
  - *The curvilinear design concepts maximize exposure of lots to the golf course, ponds and other green space areas; and lessens the environmental impact of development when compared to typical neighborhood design.*
20. Encourage attractive streetscapes that minimize front-loading garages, provide garage setbacks from front facades of houses, minimize design and material repetition, and avoid house orientations where the back sides face the public right of way.
  - *The curvilinear design, streetscape requirements and development standards of the Wood Wind PUD provide creative and varying setbacks, appropriate street orientation of houses, and a diverse range of housing opportunities.*
21. Encourage roadway improvements that promote safety but do not increase speed.
  - *Traffic improvements will incorporate typical speed calming devices and improvements as approved by the applicable City agencies.*